



City of Dania Beach, Florida
Department of Community
Development Planning and Zoning
Division (954) 924-6805 X3643 (954)
922-2687 Fax

Standard Development Application

- Administrative Variance
- Land Use Amendment
- Plat
- Rezoning
- Site Plan
- Special Exception
- Variance
- Other: Design Variation

Date Rec'd: _____

Petition No.: DT-26-15; SE-27-15

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESSARY DOCUMENTS. Refer to the application type at the top of this form and "Required Documentation" checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. Their failure to attend may impact upon the disposition of your application. As always, the applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division. For more information please reference the Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.

Location Address: 2 Dixie Highway, Dania Beach, Fl. 33004

Lot(s): 1 Block: 2-24 Subdivision: Magnolia Park

Recorded Plat Name: Dania Heights extension

Folio Number(s): 514203030010 Legal Description: SW attached

Applicant/Consultant/Legal Representative (circle one) HWC

Address of Applicant: 14 SE 4th Street, Boca Raton, Fl. 33432

Business Telephone: (561) 405-3324 Home: _____ Fax: (561) 409-2321

E-mail address: HCalhoun@dmbblaw.com

Name of Property Owner: American Maritime Officers Bldg. of Dania Beach, LLC

Address of Property Owner: 2 West Dixie Hwy.

Business Telephone: 954-920-4247 ex. 7558 Home: _____ Fax: 954-926-7209

Explanation of Request: Special Exception for operation of a marine school per city code section 302-10 variance from city code section 307-20 (c) / 309-10 regarding on-street parking design variation for building placement and landscaping.

For Plats please provide proposed Plat Name for Variances please attach Criteria Statement as per Section 625.40 of the Land Development Code.

Prop. Net Acreage: 2.98 Gross Acreage: 4.08 Prop. Square Footage: 9,865

Existing Use: Marine School Proposed Use: Marine School

Is property owned individually, by a corporation, association, or a joint venture? [REDACTED]

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize Hope Calhoun Lombardi (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

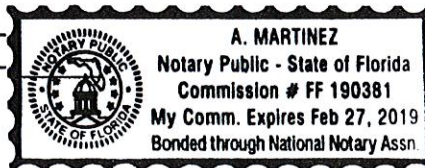
By: [Signature]
(Owner / Agent signature*)

BEFORE ME THIS 03 DAY OF Feb, 2015.

By: [Signature]
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]
(Signature of Notary Public — State of _____)



Personally known or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.

DESIGN VARIATION JUSTIFICATION

American Maritime Officers Building of Dania Beach, LLC ("Owner") owns property located at 2 West Dixie Highway ("Property") in the City of Dania Beach ("City"). The Property is home to a world renowned maritime school ("School"). The School has operated on the Property for more than 40 years. At this time, the facilities are in need of an upgrade, accordingly, the Owner plans to demolish approximately 8,716 gsf of building space in order to modernize the existing facility and construct approximately 31,000 gsf of member service uses. In accordance with the recently submitted site plan the proposed member service uses will include relocating existing offices and expanding the existing cafeteria capacity ("Site Plan"). As a result of the Site Plan submittal, and given the Property's location in the CRA, the City is requesting certain street furniture, sidewalk, and landscape improvements ("Design Elements") as outlined in City Code Section 307-20(C). However, given the nature of the proposed Design Elements and the percentage of the existing building that is being demolished (compared to the overall School square footage) it is not feasible to comply with the cited Code Section.

Part of the reason for the challenge in installation of the Design Elements is because only 8,716 square feet of the existing buildings are being demolished, which leaves the majority of the School (more than 93,284 gsf) untouched. In order to provide the type of alternative improvements proposed in the Site Plan, the Owner must request a design variation as permitted by City code section 301-50 ("Code"). To that end, as outlined below the Owner has satisfied the design variation criteria and is hereby requesting a granting of said request.

In accordance with City code section 301-50 (D) (1), Variations in Design, the Owner will satisfy the following criteria:

- (1) Whether the request is for a reasonable accommodation of design flexibility that results in overall superior development and design consistent with the intent and principles of this subpart that govern the standard for which variation is requested; or***

The request outlined below is a reasonable accommodation of design flexibility. The Owner has operated a maritime school in the City for more than 40 years. In fact, the School offers more U.S. Coast Guard and other approved courses than any other simulation training center in the United States. The School's courses meet United States Coast Guard and International Maritime Organization Standards of Training, Certification and Watchkeeping Model requirements. A recent mandate from the USCG to increase required training for merchant mariners has been issued; which necessitates the need to provide more classes. The result being, the students who attend the school will stay longer in the City. These extended stays call for the Owner to provide more accommodating and spacious facilities for the students. As a result, the existing facilities will be expanded slightly. Those facilities not expanded will be modernized and the façade of those facing West Dixie Highway will be upgraded.

Recently, the City adopted a form-based code for the CRA. It is anticipated that this form-based code and all related landscape and streetscape improvements, as well as the building placement requirements are intended to apply to new construction in the CRA. However, since the School

consists of 102,000 gsf of existing buildings and only 31,000 gsf of new construction and a number of exterior improvements are proposed, it is not feasible for the Owners to move existing buildings and install the requested Design Elements.

Notwithstanding the above, the Owner will provide improved and attractive landscape and streetscape improvements on the Property. The proposed improvements (see attached exhibit), may not meet the strict application of the Code, but all of the proposed improvements do create a pedestrian friendly and aesthetically pleasing environment on the Property.

(2) Whether the variation is appropriate to accommodate site conditions not anticipated in these regulations, or to reconcile conflicting requirements, provided the request is generally consistent with the intent and principles of this subpart that govern the standard for which variation is requested.

The variation is appropriate to accommodate site conditions not anticipated in these regulations. Specifically, the existing regulations are intended to create a pedestrian friendly environment throughout the CRA. These regulations are most appropriately applied to new construction, or buildings that are substantially renovated or demolished. In this case, the Owner is adding to an existing facility and making façade and streetscape improvements that will create the environment envisioned by the regulations although not specifically designed in accordance with same.

Pursuant to the attached exhibit, once the renovation is complete, the School will be a comfortable and attractive campus for the students to enjoy and the community and residents to continue to take pride in.

As a result of the forgoing, we respectfully request that the design variation for building placement, streetscape, and landscape improvements along Dixie Highway be granted.

DESIGN VARIATION JUSTIFICATION
BUILDING PLACEMENT

American Maritime Officers Building of Dania Beach, LLC ("Owner") owns property located at 2 West Dixie Highway ("Property") in the City of Dania Beach ("City"). The Property is home to a world renowned maritime school ("School"). The School has operated on the Property for more than 40 years. At this time, the facilities on the Property are in need of an upgrade, accordingly, the Owner plans to demolish approximately 8,716 gsf of building space in order to modernize the existing facility and construct approximately 31,000 gsf of member service uses. In accordance with the proposed site plan the proposed member service uses will include relocating existing offices and expanding the existing cafeteria capacity ("Site Plan"). In accordance with City Code Section 303-80, because the Property is located within the CRA, buildings on the Property are to be located close to the street. However, in this case the Owner is only constructing 31,000 gsf while the majority of the buildings on the Property (approximately 93,284 gsf) are not being demolished or replaced, therefore it is impractical to apply this section of the Code to the Property.

As a result of the fact that the majority of the square footage on the Property is not going to be replaced by new construction it is not feasible to comply with the cited Code Section. Therefore, the Owner must request a design variation from the Code, as permitted by Code section 301-50. To that end, as outlined below the Owner has satisfied the design variation criteria and is hereby requesting a granting of said request in order to not construct the building (or in this case the building addition) close to the street.

In accordance with City code section 301-50 (D) (1), Variations in Design, the Owner will satisfy the following criteria:

- (1) Whether the request is for a reasonable accommodation of design flexibility that results in overall superior development and design consistent with the intent and principles of this subpart that govern the standard for which variation is requested; or***

The request not to place the building close to the street is a reasonable accommodation of design flexibility. The Owner has operated on the Property for more than 40 years. As such the building on the Property has been in place for an extensive amount of time. At this time, the Owner is adding a minimal amount of gross square footage to one of the existing buildings on the Property. The balance of the buildings on the Property will remain intact with only façade improvements made to their exteriors. As such, to locate the proposed new construction close to the street would make it incompatible with the balance of the existing buildings on the Property.

- (2) Whether the variation is appropriate to accommodate site conditions not anticipated in these regulations, or to reconcile conflicting requirements, provided the request is generally consistent with the intent and principles of this subpart that govern the standard for which variation is requested.***

The variation is appropriate to accommodate site conditions not anticipated in these regulations. Specifically, these regulations are most appropriately applied to new construction, or buildings that are substantially renovated or demolished. In this case, the Owner is adding to an existing facility and making façade improvements that will create the environment envisioned by the regulations although not specifically designed in accordance with same.

As a result of the forgoing, we respectfully request that the design variation for building placement be granted.



City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643

RECEIVED
OCT 02 2014
Planning Department

Standard Development Application

- Administrative Variance
- Land Use Amendment
- Plat
- Rezoning
- Site Plan
- Special Exception
- Variance
- Other: _____

Date Rec'd: _____

Petition No.: _____

SP-102-14
VR-103-14

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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Location Address: 2 DIXIE HIGHWAY, DANIA BEACH, FLORIDA 33004

Lot(s): 1 Block: 2-24 Subdivision: magnolia park

Recorded Plat Name: Dania Heights Extension

Folio Number(s): 5142 03 03 0010 Legal Description: magnolia park 2-24 B Lots 1 Less PT for E/W, 2, 3, 4, 5, 6, 7, 8, 9 to 11, 12, 13-19

Applicant/Consultant/Legal Representative (circle one) Adrianna Martinez

Address of Applicant: 2 West Dixie Highway

Business Telephone: 954 920 4247 ext 7558 Home: _____ Fax: 954 920 7209

E-mail address: amartinez@amoplans.com

Name of Property Owner: American Maritime Officers Building of Dania Beach, LLC

Address of Property Owner: 2 West Dixie Highway

Business Telephone: 954 920 4247 ext 7558 Home: _____ Fax: 954 920 7209

Explanation of Request: See application attachments
For **Plats** please provide proposed **Plat Name** for **Variations** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.**

Prop. Net Acreage: 2.98 Gross Acreage: 4.08 Prop. Square Footage: 9,865

Existing Use: BUSINESS Proposed Use: BUSINESS

Is property owned individually, by a corporation, association, or a joint venture? WC

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize _____ (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: [Signature]
(Owner / Agent signature*)

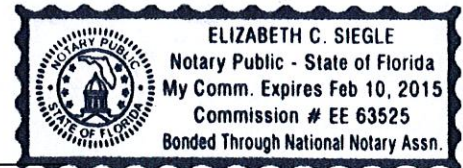
BEFORE ME THIS 1st DAY OF OCT, 2014

By:

Elizabeth C. Siegle
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]
(Signature of Notary Public – State of Florida)



Personally known or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

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BEFORE PROCESSING OCCURS.**



NOT TO SCALE



Basis of Civil Engineering Schematic Design Memorandum

Chen Moore and Associates (CMA) has prepared this memorandum to summarize the basis of design for the civil engineering components of the proposed American Maritime Officers Member Service Building (Project). The Project is located in Dania Beach, Florida between West Dixie Highway, SW 2nd Avenue and SW 7th Street. The Project includes a proposed Member Service Building that includes Offices and Dining/Gathering Areas.

The proposed stormwater management system will consist of drainage structures, and exfiltration trenches. Water quality requirements will be met for all areas of the Project. With respect to water quantity, the Project will be designed with the following levels of service:

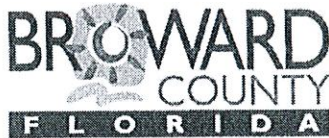
- Parking lots – 5-year, 1-day storm (7.5")
- Roadway (crown of road) – 10-year, 1-day storm (8.5")
- Site Runoff – Post-development runoff/stage will not exceed pre-development runoff/stage for up to the 25-year, 3-day storm (14")
- Finished Floor Elevation (FFE) – The greatest of the base flood elevation, design flood elevation or the 100-year, 3-day storm (17") calculated flood routing stage with no site runoff. The schematic FFE is 12.5 ft NGVD.

The stormwater design considers the seasonal high water table to be at 2.0 ft-NGVD (0.5 ft-NAVD) and the site to have coastal soils. Multiple sub-basins are considered in the stormwater design to reflect the proposed and future site layouts. The Project will incorporate a stormwater pollution prevention plan to be in congruence with the required NPDES permit.

The site grading design schematically proposes typical pavement slopes of 2% cross slope and 0.5% longitudinal slopes. Accessible paths will be within the parameters for ADA such as a maximum longitudinal slope of 5% and a maximum cross slope of 2%. Minimum slopes shall be provided to prevent ponding.

The Project water and sewer design anticipates providing domestic water service, fire line service, and sanitary sewer service to the proposed Building. The schematic engineering layout proposes domestic water service and fire protection connection in accordance with the standard specifications of Broward County Water & Wastewater Services (WWS). This water connection is proposed to tie into an existing 6" water main which runs along W. Dixie Highway. The schematic sanitary sewer design proposes a lateral connection to the adjacent existing 8" gravity sewer main located along W. Dixie Highway. These service connections will be routed near the proposed building.

The proposed signage and pavement markings will be in accordance with the City of Dania Beach, Broward County, and MUTCD standards as applicable.



AVIATION DEPARTMENT - Fort Lauderdale/Hollywood International Airport
2200 SW 45th Street, Suite 101 • Dania Beach, Florida 33312 • 954-359-6100

March 10, 2015

Marc LaFerrier, AICP
Planning Director
City of Dania Beach
100 West Dania Beach Blvd
Dania Beach, FL 33004

**RE: AMOP Member Services Building, 2 Dixie Hwy, Dania Beach FL
Broward County Aviation Department (BCAD) Review**

Dear Mr. LaFerrier:

The Broward County Aviation Department (BCAD) has reviewed the proposed AMOP Member Services Building development located south of Fort Lauderdale-Hollywood International Airport (FLL). Since the proposed project is within 20,000 feet of FLL, its development and operation is subject to Federal Aviation Regulation (FAR) Part 77, Florida Statutes Chapter 333 and/or the Broward County Airport Zoning Ordinance. These standards seek to ensure that any proposed construction, use of high lift equipment, such as cranes, or other potential hazards will not negatively impact the safe and efficient use of the airport and surrounding airspace. Taking into consideration the proximity of this project to FLL, BCAD is providing the following comments regarding the proposed development:

- Based on the location of the proposed project, FAR Part 77, Subpart B and Section 5-182(n)(2) of the Broward County Land Development Code, require the applicant to obtain a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration (FAA). The receipt of a favorable determination is required for all critical building points and temporary construction cranes and must be received prior to any construction activity. If you have not already done so, please use the following web address to initiate the Federal Review (FAA 7460-1) process: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.
- Following the receipt of a favorable FAA determination, the applicant may also need to obtain "airspace obstruction permits" from the Florida Department of Transportation (FDOT). This documentation is necessary to determine if the project will adversely affect public health or safety. If required, these permits must be obtained prior to the commencement of any construction. The following web address can be used to acquire

additional information pertaining to the FAA and FDOT airspace obstruction review and permitting process: <http://www.dot.state.fl.us/aviation/obstructions.shtm>.

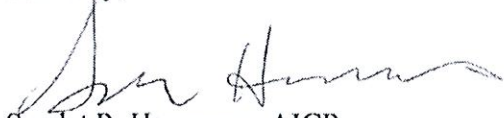
- No building, structure or vegetation on the site may exceed four stories, or 50 feet above Mean Sea Level as shown on the architectural elevations and site plan, unless submitted to BCAD for additional review.
- The proposed development must not generate light, glare, smoke or other emissions that could be disorienting to pilots operating in the vicinity of the airfield.
- The proposed development must not attract wildlife that would be a potential safety hazard to aircraft operations.

Adherence to these conditions is required for BCAD approval of the proposed AMOP Member Services Building development, and is based on the Site Plan, dated November 20, 2014 and the Architectural Plans, Sheets A1.1 through A3.2, dated November 20, 2014, prepared by Harvard-Jolly Architecture. If the proposed plans are revised substantially from those submitted for this review, BCAD requests that the revised development plans be submitted for an additional review.

This review also serves to advise to the applicant of potential aircraft over-flight and noise impacts on this property due to its proximity to the Airport. Further information regarding the current and potential impacts of airport operations on the subject property may be obtained from the Broward County Aviation Department, Airport Development Planning Division. The applicant should note that the project is not eligible for federal funding to mitigate aircraft noise.

Please do not hesitate to contact me if you have questions or require additional information at 954.359.6258.

Sincerely,



Scarlet R. Hammons, AICP
Principal Planner

cc: Michael P. Pacitto, P.G., Director Planning and Environmental

Kimley»Horn

March 9, 2015

Ms. Adrianna Martinez
AMO Safety and Education Plans
2 West Dixie Highway
Dania Beach, Florida 33004

RE: American Maritime STAR Center RAC Traffic Impact Mitigation

Ms. Martinez.

This letter report is prepared in an effort to adequately address DRC comment 7, which states:

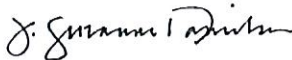
'RAC TRAFFIC IMPACT MITIGATION: Provide an analysis, signed and sealed by a certified engineer, identifying the amount of RAC mitigation for traffic impact due based on Resolution No. 2014-049 which establishes a rate of \$21.26 per P.M. peak hour trip.'

The purpose of our prior memorandum (dated January 28, 2015) was to determine peak hour trip generation characteristics specific to the proposed expansion of the American Maritime STAR Center (Center). The site currently supports 13,547 square feet (sf) of business/vocational school, 30,744 sf of business office, and 126 beds distributed among various residential facilities for the Center's student population. AMO Safety and Education Plans is proposing to construct a 31,000 square-foot expansion (Member Services Center) that will include space for office use and an improved dining/kitchen area.

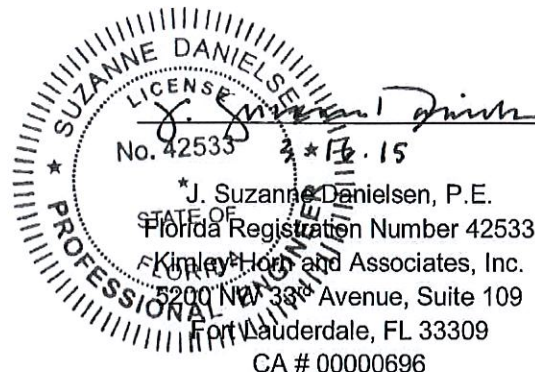
As stated in our earlier correspondence, both of these facilities are ancillary to the existing Center. The office space is effectively a relocation of existing staff to new and more efficient facilities and the expanded dining/kitchen area will serve existing students and staff. According to staff of the Center, between two (2) and five (5) new employees may be added to the dining/kitchen area staff as a result of the 31,000 sf expansion. If we assume five (5) new employees both arriving and leaving during the PM peak hour, ten (10) new vehicles trips can be expected. Ten (10) vehicle trips at \$21.26 per trip yields a RAC Traffic Impact Fee of \$212.60.

Of course, should you have questions or require additional information please do not hesitate to contact me directly at suzanne.danielsen@kimley-horn.com or by phone at (954) 535-5100.

Sincerely,



J. Suzanne Danielsen, P.E.





DRC Comment Responses (Dated 10/17/2014)
AMO Member Services Building
2/5/2015



FAA APPROVAL



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
2601 Meacham Boulevard
Fort Worth, TX 76193

Aeronautical Study No.
2014-ASO-12024-OE

Issued Date: 12/31/2014

Adrianna Martinez
American Maritime Officers Plans
2 West Dixie Highway
Dania Beach, FL 33004

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building Member Services Building
Location: Dania Beach, FL
Latitude: 26-02-26.67N NAD 83
Longitude: 80-08-39.08W
Heights: 11 feet site elevation (SE)
36 feet above ground level (AGL)
47 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
 Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 07/01/2016 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (404) 305-7081. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-ASO-12024-OE.

Signature Control No: 233283508-238929557

Michael Blaich
Specialist

(DNE)



DRC Comment Responses (Dated 10/17/2014)
AMO Member Services Building
2/5/2015



TRAFFIC STUDY LETTER



January 29, 2015

Ms. Adrianna Martinez
AMO Safety and Education Plans
2 West Dixie Highway
Dania Beach, Florida 33004

RE: American Maritime STAR Center Trip Generation Estimate

Ms. Martinez.

The purpose of this memorandum is to determine peak hour trip generation characteristics specific to the proposed expansion of the American Maritime STAR Center located primarily northwest of the Dixie Highway and US 1 intersection in Dania Beach, Florida. The site currently supports 13,547 square feet (sf) of business/vocational school, 30,744 sf of business office, and 126 beds distributed among various residential facilities for the Center's student population. AMO Safety and Education Plans is proposing to construct a 31,000 square-foot expansion (Member Services Center) that will include space for office use and an improved dining/kitchen area.

Trip Generation

Section 605-30(k) of the City of Dania Beach Code of Ordinances provides standard requirements for preparation of a traffic study for those developments expected to produce in excess of 25 peak hour trips. The 31,000 sf Member Services Center proposed will consist of 19,000 sf of office space (comprised of break room, conference room, offices, a lobby and restroom facilities) and a 12,000 sf dining/kitchen area expansion. Both of these facilities are ancillary to the existing American Maritime STAR Center. The office space is effectively a relocation of existing staff to new and more efficient facilities and the expanded dining/kitchen area will serve existing students and staff. According to staff of the American Maritime STAR Center, between two (2) and five (5) new employees may be added to the dining/kitchen area staff as a result of the 31,000 sf expansion. Even with five (5) new employees arriving and leaving during both the AM and PM peak hour (10 vehicles per hour assuming use of private vehicles), the 25 vehicle per hour threshold for a traffic study is not met.

Conclusion

In summary, the proposed 31,000 square foot expansion of the American Maritime STAR Center will include ancillary office and dining/kitchen areas. No new students are expected and staff is expected to increase by up to five (5) employees. Even if each new employee arrives and leaves during each peak hour the 25 vehicle per hour threshold for a traffic study is not met.

Of course, should you have questions or require additional information please do not hesitate to contact me directly at suzanne.danielsen@kimley-horn.com or by phone at (954) 535-5100.

Sincerely,



J. Suzanne Danielsen, P.E.

J. Suzanne Danielsen, P.E.
Florida Registration Number 42533
Kimley-Horn and Associates, Inc.
5200 NW 33rd Avenue, Suite 109
Fort Lauderdale, FL 33309
CA # 00000696



DRC Comment Responses (Dated 10/17/2014)
AMO Member Services Building
2/5/2015



AGREEMENT WITH LIGHTHOUSE COMMUNITY CHURCH

SHARED PARKING COVENANT
BETWEEN THE AMERICAN MARITIME OFFICERS PLANS
AND
LIGHTHOUSE COMMUNITY CHURCH

This covenant entered into this 07th day of May, 2014 by the American Maritime Officers Plans (AMOP) and Lighthouse Community Church (LCC), (collectively the "Owners").

WITNESSETH

WHEREAS, Sec. 265-80(c) of the City of Dania Beach Land Development Code provides that when required parking spaces are not located on the same lot with the building or use served, or when the parking spaces are collectively or jointly provided and used, a written agreement or covenant shall be executed by the parties concerned, approved as to form by the city attorney; and

WHEREAS, AMOP is the owner of the property located at 2 West Dixie Highway, Dania Beach Florida and LCC is the owner of the property located at 650 S. Federal Highway, Dania Beach Florida; and

WHEREAS, each Owner desires that parking spaces located on their respective properties (the "Parking Spaces") be available for use as needed by the other Owner; and

WHEREAS, the Director of Community Development has reviewed this covenant and finds that it meets the requirements of Sec. 265-80(c) of the Land Development Code (LDC); and

NOW, THEREFORE, in consideration of the foregoing recitals, the Owners hereby set forth the following restrictions as a covenant running with the properties:

1. The Owners hereby agree to exchange parking spaces as needed. For example, LCC may use AMOP's parking spaces on Sundays and/or for special events, and AMOP may use LCC's parking spaces during the week and/or for special events.
2. The Parking Spaces have been determined to conform to current City of Dania Beach standards for parking spaces of Article 265 of the LDC, and the Owners agree to maintain the Parking Spaces in accordance with all requirements of Article 265 of the LDC.
3. The Owners may have access to the Parking Spaces as needed.
4. Each Owner is responsible for the maintenance of its own property.
5. This agreement shall run to the benefit of the city and shall be binding upon the parties' heirs, successors and assigns.

6. This covenant shall be recorded in the Public Records of Broward County, Florida at Owner's sole cost and expense.
7. The provisions of this covenant shall not be construed to restrict the right of the Owners to sell, lease or otherwise convey the properties described herein.
8. This covenant shall not be effective until (i) it has been executed by the Owners, and (ii) recorded in the Public Records of Broward County, Florida.
9. Every person who now or hereafter acquires any right, title or interest in or to any properties legally described herein is and shall be conclusively deemed to have consented and agreed to every covenant and restriction contained in this covenant.
10. Any waiver or failure to enforce any provision of this covenant in a particular situation shall not be deemed a waiver or abandonment of such provision. The failure of City to enforce any covenant or restriction shall in no event be deemed to be a waiver of the right to do so hereafter, nor of the right to enforce any other covenant or restriction. In the event the City finds it necessary to commence litigation to enforce the terms and conditions of this covenant, the City will be entitled to recover its reasonable attorney's fees and costs if it is the prevailing party.
11. This covenant shall continue in full force and effect for a period of ten (10) years from the date of recordation and shall thereafter be renewed automatically for successive ten (10) year periods unless and until terminated in accordance with this paragraph. This covenant may be terminated by either party at any time by written notice to the other part and upon the written consent of the City Manager or his or her designee. This covenant may not be amended, modified, revoked or terminated except as approved in writing by the City Manager.

[SIGNATURE PAGES TO FOLLOW]

For Light House Community Church

By:

MARIO CINELLI

Print Name

Mario Cinelli

Signature

Date: May 07, 2014

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged this 7 day of May, 2014, by MARIO CINELLI, on behalf of Light House Community Church, who personally appeared before me and acknowledged that he/she signed the instrument voluntarily for the purpose expressed in it.



Kathleen A. Sutton

Signature of Notary Public

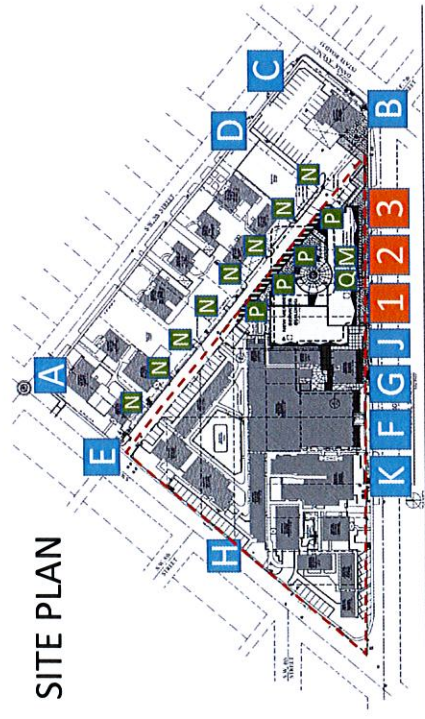
KATHLEEN A. SUTTON

Name of Notary Public

MARCH 21, 2018

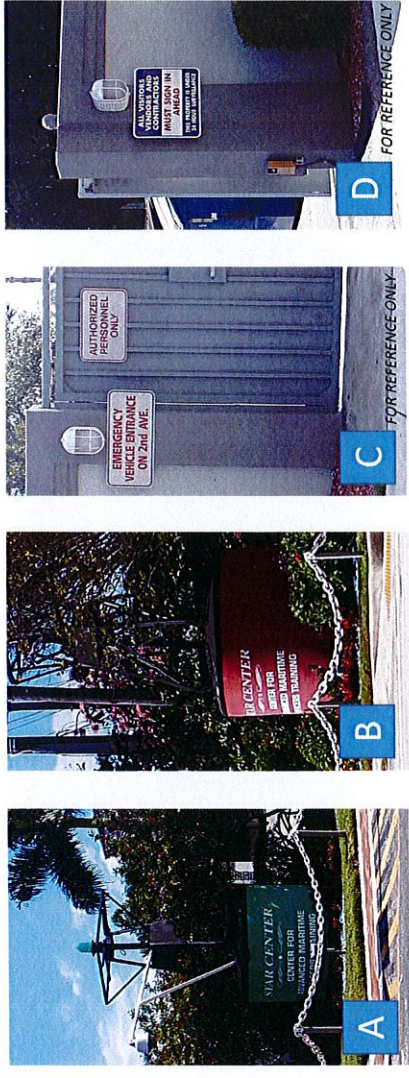
Date Commission Expires

Personally Known
 Produced Identification
Type of Identification: _____



SITE PLAN

EXISTING TO REMAIN



DEMOLISHED

F.D.C. **M**

NO PARKING ANY TIME **N**

NO PARKING FIRE LANE **P**

1234 **Q** (Example)

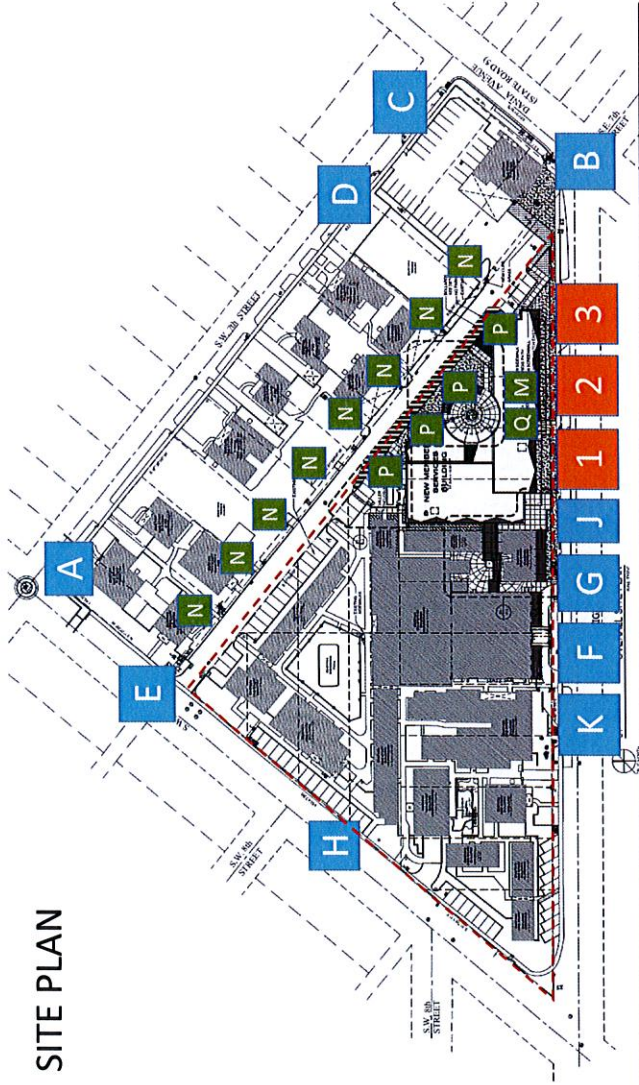
Address numbers will contrast with their background, be six inches in height and be Arabic numerals.

PROPOSED NEW

EXISTING TO REMAIN



SITE PLAN



Summary:

977.50 LF x 1.2 = 1,197.00 SF of Cumulative Building Signage Allowed

Actual Project on Site: 497+43.3+16.1 = 556.4 SF of Signage

Building Signs	Linear Foot Area		Sq Foot Signage	Remarks
	Frontage	Area		
NEW Member Service Building	209.00	122	122	Proposed 2 AMOP Logos
Rainbow	51.00	3	3	Building Name
Constitution (Key Plan "F")	83.75	281	281	Star Center Sign and Logos
Typhoon	76.00	3	3	Building Name
Adelade	37.25	3	3	Building Name
Syren	22.25	3	3	Building Name
Surprise	51.50	3	3	Building Name
Defiance	38.75	3	3	Building Name
Oriental	51.75	3	3	Building Name
Independence	34.75	3	3	Building Name
Hurricane	56.50	61	61	1 - AMOP Logo
Stachound	84.00	3	3	Building Name
Florida	49.00	3	3	Building Name
Seawich	132.00	3	3	Building Name
Building Linear Feet Sub-total:			977.50	497 SF of Building Signage

Directional (See Exhibit and Key Plan)		Sq Foot Signage
A - Bouy	9	Painted Letters Sign
B - Bouy	9	Painted Letters Sign
E - (3 units)	10	Directional Signs
F - (See Constitution Above)	0	See Above
G - (2 units)	3.5	Directional Signs
H - (See Hurricane Above)	0	See Above
J - (Typical at Housing Units above)	0	See Above
K - (1 unit)	2.8	Directional Sign
M - (1 unit)	0.5	Directional Sign
P - (4 units)	7.5	Directional Sign
Q - (1 unit)	1	New MSB Building Address
Directional Sub-total:		43.3 SF of Directional Signage

Directional (See Exhibit and Key Plan - Outside of project Limits - FIRE Dept Comment)		Sq Foot Signage
C and D - (Signs For Ref Only - 3 units)	6.5	Emergency Vehicle Access; Dir. Signs
N (8 units - For Ref Only)	9.6	Directional Sign
Directional Sub-total:		16.1 SF of Directional Signage

Demo		Sq Foot Signage
Atlantic House	37.60	6.9 Building
Union House (3 units)	65.25	21.7 Directional
Building Linear Feet Sub-total:		102.85 SF of Demo Signage

American Maritime Officers Plans – Member Services Building – Exhibit

Dania Beach, Florida • March 9, 2015 / Revised March 30, 2015

